



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

September 4, 2014

AMENDED AGENDA

To: NCPB Members

From: Planning Staff

Re: Meeting September 4, 2014

A regular meeting of the Nashua City Planning Board will be held on Thursday, at 7:00 p.m. in the City Hall Auditorium, 3rd floor, 229 Main Street. The Planning Staff will be available at 6:30 p.m. to answer any questions the Board or Public might have concerning the following proposed agenda.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes – August 7, 2014
- D. Communications
- E. Report of Chairman, Committee, & Liaison
- F. Executive Session

OLD BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

OLD BUSINESS - SUBDIVISION PLANS

None

OLD BUSINESS – SITE PLANS

None

NEW BUSINESS – CONDITIONAL / SPECIAL USE PERMITS

None

NEW BUSINESS – SUBDIVISION PLANS

1. Joshua & Jaima Wilder (Owners) - Application and acceptance of proposed two-lot subdivision. Property is located at 64 Fairmount Street. Sheet 134 - Lot 19. Zoned "RB" Urban Residence. Ward 4.
2. Celeste Ramalhinho (Owner) - Application and acceptance of proposed one year extension for subdivision to create two new lots. Property is located at 110 Pine Hill Road. Sheet E - Lot 1432. Zoned "R9" Suburban Residence. Ward 1.

NEW BUSINESS – SUBDIVISION PLANS (continued)

3. 1987 Tamposi Limited Partnership (Owner) - Application and acceptance of proposed one year extension for a lot line relocation plan. Property is located at 100 Northeastern Boulevard and L Pittsburgh Avenue. Sheet 140 - Lots 38 & 41. Zoned "PI" Park Industrial. Ward 9.
4. Forrest S. Morris, Jr. & Brenda L. Garneau (Owners). Application and acceptance of proposed two lot subdivision. Property is located at 19 Conant Road. Sheet C - Lot 135. Zoned "R9" Suburban Residence. Ward 5.

NEW BUSINESS – SITE PLANS

5. 1987 Tamposi Limited Partnership (Owner) - Application and acceptance of proposed one year extension for construction of two multi-tenant buildings with associated site improvements. Property is located at 100 Northeastern Boulevard and L Pittsburgh Avenue. Sheet 140 - Lots 38 & 41. Zoned "PI" Park Industrial. Ward 9.
6. Carvahlo Family Realty, LLC (Owner) - Application and acceptance of proposed site redevelopment to reconstruct a restaurant. Property is located at 119 East Hollis Street. Sheet 24 - Lot 25. Zoned "GI" General Industrial. Ward 7. **(Postponed to the October 2, 2014 Meeting)**
7. City of Nashua (Owner) - Application and acceptance of proposed site plan to construct 2 parking lots with 19 parking spaces for a City recreation area. Property is located at "L" Groton Road and "L" Old Ridge Road. Sheet D - Lot 516 & Sheet C - Lots 2387 & 2543. Zoned "R40" Rural Residence. Ward 5. **(Postponed to the October 2, 2014 Meeting)**
8. City of Nashua (Owner) Verizon Wireless (Applicant) - Application and acceptance of proposed site plan amendment to replace an existing telecommunications tower with a new, relocated tower along with associated site improvements. Property is located at 10 Whipple Street. Sheet E - Lot 1487. Zoned "RB" Urban Residence. Ward 4.
9. 3-5 Wellman Ave, LLC (Owner) - Application and acceptance of proposed one year extension for residential site plan for six single family units and a duplex, with associated site improvements. Property is located at 3-5 Wellman Avenue. Sheet 58 - Lot 14. Zoned "RA" Urban Residence. Ward 2.
10. City of Nashua (Owner) - Application and acceptance of proposed site plan amendment to replace the existing fire department training area with a mobile training facility. Property is located at 830 West Hollis Street. Sheet D - Lot 54. Zoned "R30" Suburban Residence. Ward 5.
11. Okorp Associates c/o Peters Auto Sales (Owner) - Application and acceptance of proposed site plan amendment to construct a 1-story 5,980 sf building addition along with associated site improvements. Property is located at 7 Diesel Road. Sheet E - Lot 1229. Zoned "HB" Highway Business. Ward 1. **(Postponed to the October 2, 2014 Meeting)**

OTHER BUSINESS

1. Review of tentative agenda to determine proposals of regional impact.
2. Referral from the Board of Aldermen on proposed R-14-065, authorizing the acquisition of land and buildings at 11-13 Mulberry Street (Map 82, Lot 26) for Rotation of the Division of Public Health and Community Services.
3. Referral from the Board of Aldermen on proposed Petition for Waiver of School Impact Fees - Stinson Park Condominium (65 Pine Hill Road)

DISCUSSION ITEMS

None

NONPUBLIC SESSION

The Planning Board will need to make a motion to enter into a Nonpublic Session under RSA 91-A:3, II (e) for consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body.

NEXT MEETING

October 2, 2014

ADJOURN

WORKSHOP

ACCOMMODATIONS FOR THE SENSORY IMPAIRED

**"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."**

CONDUCT AT PLANNING BOARD MEETING

When the meeting is called to order, the only talking allowed in the Auditorium will be remarks addressed to the Chairman. Except for the original presentation of the subject or application, each person speaking for or against shall be limited to five (5) minutes until all have been given an opportunity to be heard, at which time each person may be allowed additional time if deemed necessary by the Board or the Chairman. When you are recognized by the Chairman, proceed to the podium, using the microphone, state your name and address and then make your comments. Courtesy is shown when you reserve your comments for the proper time.

PLEASE BE COURTEOUS

By Order of the Chair